

**CLARK COUNTY  
STAFF REPORT**

**DEPARTMENT:** Community Development

**DEVELOPER:** HALBERG NORBERT S JR & HALBERG SANDRA D TRUSTEES

**DATE:** November 7, 2023

**REQUESTED ACTION:** Acceptance of Plat Recording – Halberg Residence - Plat Alt –  
FLR-2022-00183

\_\_\_\_\_ Consent \_\_\_\_\_ Hearing      X   County Manager

**BACKGROUND**

Transmitted for acceptance by the County Manager is the plat for Halberg Residence Plat Alteration–  
PLD-2021-00075/FLR-2022-00183

**Project review:** The application vested on October 12, 2021. A pre-application waiver was issued on  
March 14, 2019. Preliminary approval was issued on June 1, 2022.

**Zoning:** R-5; **Lot Size:** The R-5 zone has a minimum average lot area of 5 acres.  
**Actual Lot Size:** Parcels range in size from 5.09 acres to 5.17 acres.

☒ All lots in this plat are above the minimum of 5 acres.

**COMMUNITY OUTREACH**

The proposed land division went through the standard land use review and approval process. Notice  
of application was mailed to the applicant, the neighborhood association and property owners  
located within 500 feet of the site on December 20, 2021.

**DISTRIBUTION:**

Board staff will post all staff reports to The Grid. <http://www.clark.wa.gov/thegrid/>

Brent Davis (KB)

Brent Davis  
Land Use Review Manager  
Community Development  
Primary Staff Contact: Kylah Bergen Ext.x4617

**APPROVED:** Kathleen Ortiz  
**CLARK COUNTY, WASHINGTON**  
**COUNTY MANAGER**

**DATE:** 11.7.23

**SR#** \_\_\_\_\_

**CLARK COUNTY  
STAFF REPORT**

**DEPARTMENT:** Community Development

**DEVELOPER:** HALBERG NORBERT S JR & HALBERG SANDRA D TRUSTEES

**DATE:** November 7, 2023

**REQUESTED ACTION:** Acceptance of Plat Recording – Halberg Residence - Plat Alt –  
FLR-2022-00183

\_\_\_\_\_ Consent \_\_\_\_\_ Hearing   X   County Manager

**BACKGROUND**

Transmitted for acceptance by the County Manager is the plat for Halberg Residence Plat Alteration--  
PLD-2021-00075/FLR-2022-00183

**Project review:** The application vested on October 12, 2021. A pre-application waiver was issued on  
March 14, 2019. Preliminary approval was issued on June 1, 2022.

**Zoning:** R-5; **Lot Size:** The R-5 zone has a minimum average lot area of 5 acres.  
**Actual Lot Size:** Parcels range in size from 5.09 acres to 5.17 acres.

☒ All lots in this plat are above the minimum of 5 acres.

**COMMUNITY OUTREACH**

The proposed land division went through the standard land use review and approval process. Notice  
of application was mailed to the applicant, the neighborhood association and property owners  
located within 500 feet of the site on December 20, 2021.

**DISTRIBUTION:**

Board staff will post all staff reports to The Grid. <http://www.clark.wa.gov/thegrid/>

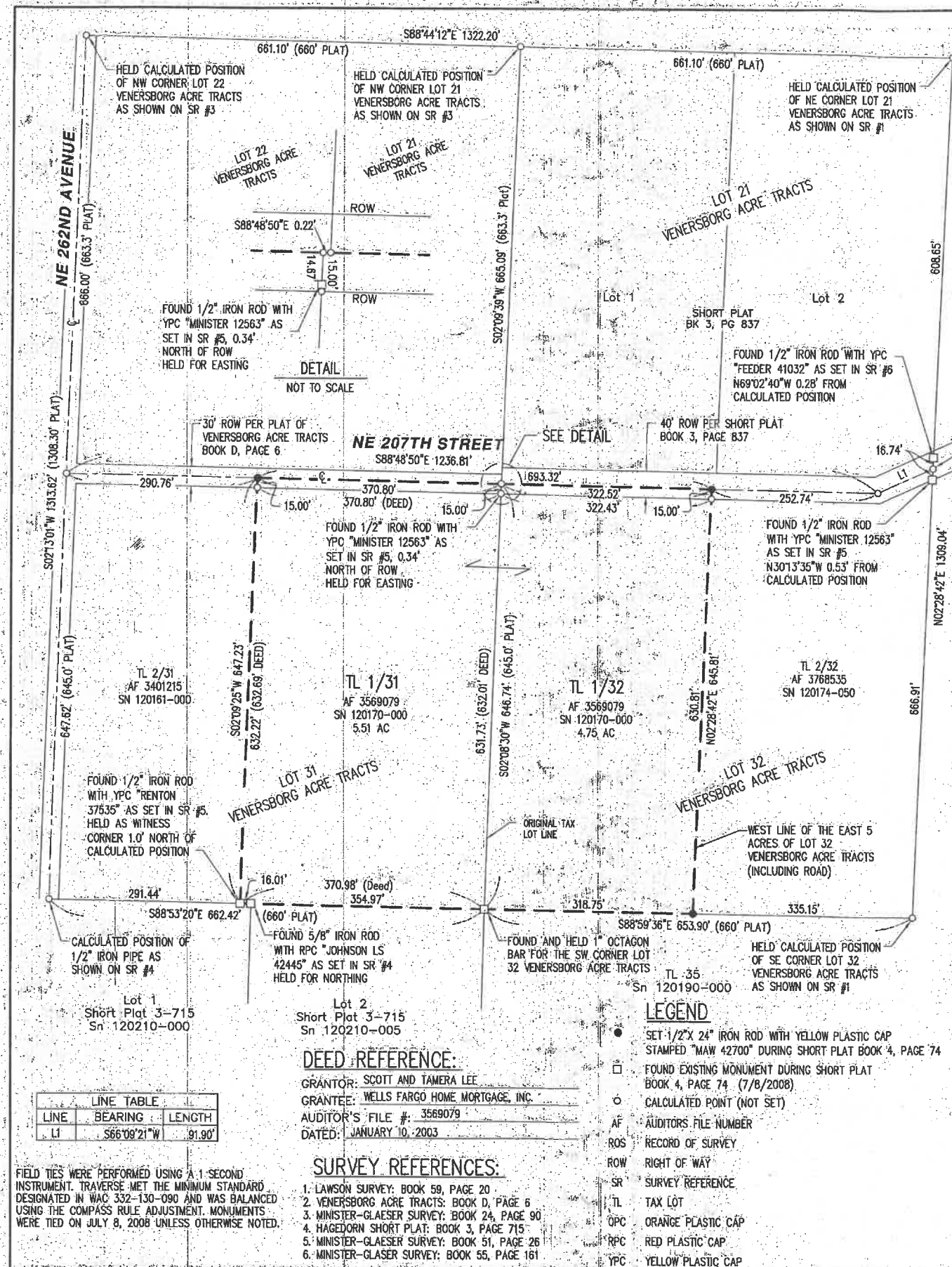
Brent Davis (KB)

Brent Davis  
Land Use Review Manager  
Community Development  
Primary Staff Contact: Kylah Bergen Ext.x4617

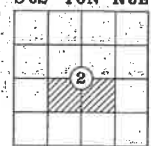
**APPROVED:** Kathleen Otz  
**CLARK COUNTY, WASHINGTON**  
**COUNTY MANAGER**

**DATE:** 11.7.23

**SR#** \_\_\_\_\_



INDEX GRAPH  
S02-T3N-R3E



BEARINGS BASED ON THE EAST  
LINE OF SECTION 2 AS SHOWN  
ON SR #1

SCALE 1" = 120 FEET

# PLAT ALTERATION OF SHORT PLAT BOOK 4, PAGE 74

A PORTION OF THE NE 1/4 OF THE SW 1/4 AND A  
PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 2  
T3N, R3E, W.M., AND A PORTION OF BLOCK 1 OF  
LOTS 31 AND 32 OF VENERSBORG ACRE TRACTS.  
CLARK COUNTY, WASHINGTON

## CLARK COUNTY HEALTH DEPARTMENT

THIS PLAT IS APPROVED IN GENERAL ONLY. ALL LAND USES MUST COMPLY WITH THE RULES  
AND REGULATIONS IN EFFECT AT THE TIME OF IMPLEMENTATION AND/OR PERMIT APPLICATION.  
LOTS IN THIS PLAT MAY BE SERVED BY INDIVIDUAL WATER SYSTEMS, SUBJECT TO HEALTH  
DEPARTMENT APPROVAL.  
LOTS IN THIS PLAT MAY BE SERVED BY INDIVIDUAL ON-SITE SEWAGE TREATMENT SYSTEMS,  
SUBJECT TO HEALTH DEPARTMENT APPROVAL.

COUNTY HEALTH OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

## CLARK COUNTY PLANNING DEPARTMENT

APPROVED BY: \_\_\_\_\_ DATE \_\_\_\_\_  
COUNTY PLANNING DIRECTOR

## CLARK COUNTY ASSESSOR

THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.010, LAWS OF WASHINGTON, 1981, TO BE  
KNOWN AS PLAT ALTERATION OF SHORT PLAT BOOK 4, PAGE 74, SHORT PLAT  
NO. \_\_\_\_\_ CLARK COUNTY, WASHINGTON

## CLARK COUNTY MANAGER

APPROVED BY: \_\_\_\_\_ DATE \_\_\_\_\_  
COUNTY MANAGER

## CLARK COUNTY PUBLIC WORKS DEPARTMENT

APPROVED BY: \_\_\_\_\_ DATE \_\_\_\_\_  
COUNTY ENGINEER

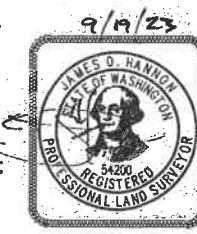
## CLARK COUNTY AUDITOR

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023,  
IN BOOK \_\_\_\_\_ OF SHORT PLATS, AT PAGE \_\_\_\_\_, AT THE REQUEST OF AKS  
ENGINEERING AND FORESTRY, LLC.  
AUDITOR'S FILE NUMBER \_\_\_\_\_  
COUNTY AUDITOR \_\_\_\_\_

## LAND SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME  
UNDER MY DIRECTION IN CONFORMANCE WITH THE  
REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE  
REQUEST OF NORBERT HALBERG IN OCTOBER, 2022.

JAMES O. HANNON  
PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 54200



JOB NAME: SCOTT\_LEE\_SP  
JOB NUMBER: 4834  
DRAWN BY: SKW/CJC  
CHECKED BY: MAW/JOH  
DRAWING NO: 4834\_SHP-ALT\_PG1

AKS ENGINEERING AND FORESTRY, LLC  
9800 NE 126TH AVE  
SUITE 2520  
VANDOVER, WA 98682  
PHONE: 360.882.0419  
FAX: 360.882.0426  
www.aks-eng.com  
**AKS**  
ENGINEERING • PLANNING • SURVEYING  
FORESTRY • LANDSCAPE ARCHITECTURE

**NARRATIVE**  
THE PURPOSE OF THIS SURVEY IS TO PERFORM A PLAT  
ALTERATION OF SHORT PLAT BOOK 4, PAGE 74. THE  
ALTERATION IS TO ADJUST THE HABITAT BUFFER SHOWN ON  
LOT 2 OF SAID PLAT IN ACCORDANCE WITH CLARK COUNTY  
CASE NUMBER HAB 2017-00122. NO FIELD WORK WAS  
CONDUCTED FOR THIS ALTERATION.  
PAGE 1 OF 2



# PLAT ALTERATION OF SHORT PLAT BOOK 4, PAGE 74

A PORTION OF THE NE 1/4 OF THE SW 1/4 AND A  
PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 2  
T3N, R3E, W.M., AND A PORTION OF BLOCK 1 OF  
LOTS 31 AND 32 OF VENERSBORG ACRE TRACTS.  
CLARK COUNTY, WASHINGTON

SCALE 1" = 60 FEET

## LEGEND

- SET 1/2" X 24" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "MAW 42700" DURING SHORT PLAT BOOK 4, PAGE 74
- FOUND EXISTING MONUMENT DURING SHORT PLAT BOOK 4, PAGE 74 (7/8/2008)
- CALCULATED POINT (NOT SET)
- AF AUDITORS' FILE NUMBER
- ROS RECORD OF SURVEY
- ROW RIGHT OF WAY
- SR SURVEY REFERENCE
- TL TAX LOT
- OPC ORANGE PLASTIC CAP
- RPC RED PLASTIC CAP
- YPC YELLOW PLASTIC CAP

## SURVEY REFERENCES:

1. LAWSON SURVEY: BOOK 59, PAGE 20
2. VENERSBORG ACRE TRACTS: BOOK D, PAGE 6
3. MINISTER-GLAESER SURVEY: BOOK 24, PAGE 90
4. HAGEDORN SHORT PLAT: BOOK 3, PAGE 715
5. MINISTER-GLAESER SURVEY: BOOK 51, PAGE 26
6. MINISTER-GLAESER SURVEY: BOOK 55, PAGE 161



JOB NAME:	SCOTT LEE SP	AKS ENGINEERING AND FORESTRY, LLC
JOB NUMBER:	4834	9600 NE 126TH AVE.
DRAWN BY:	SKW/CJC	SUITE 2520
CHECKED BY:	MAW/JOH	VANCOUVER, WA 98682
DRAWING NO.:	4834_SHP_ALT_PG2	PHONE: 360.882.0419
		FAX: 360.882.0426
		www.aks-eng.com
		ENGINEERING • PLANNING • SURVEYING
		FORESTRY • LANDSCAPE ARCHITECTURE

## GEOTECH NOTE:

THE 40' SLOPE SETBACK DETERMINED FROM  
GEOTECHNICAL REPORT PREPARED BY CAL EK  
ENGINEERING, DATED SEPTEMBER 8, 2008

## SETBACK NOTE:

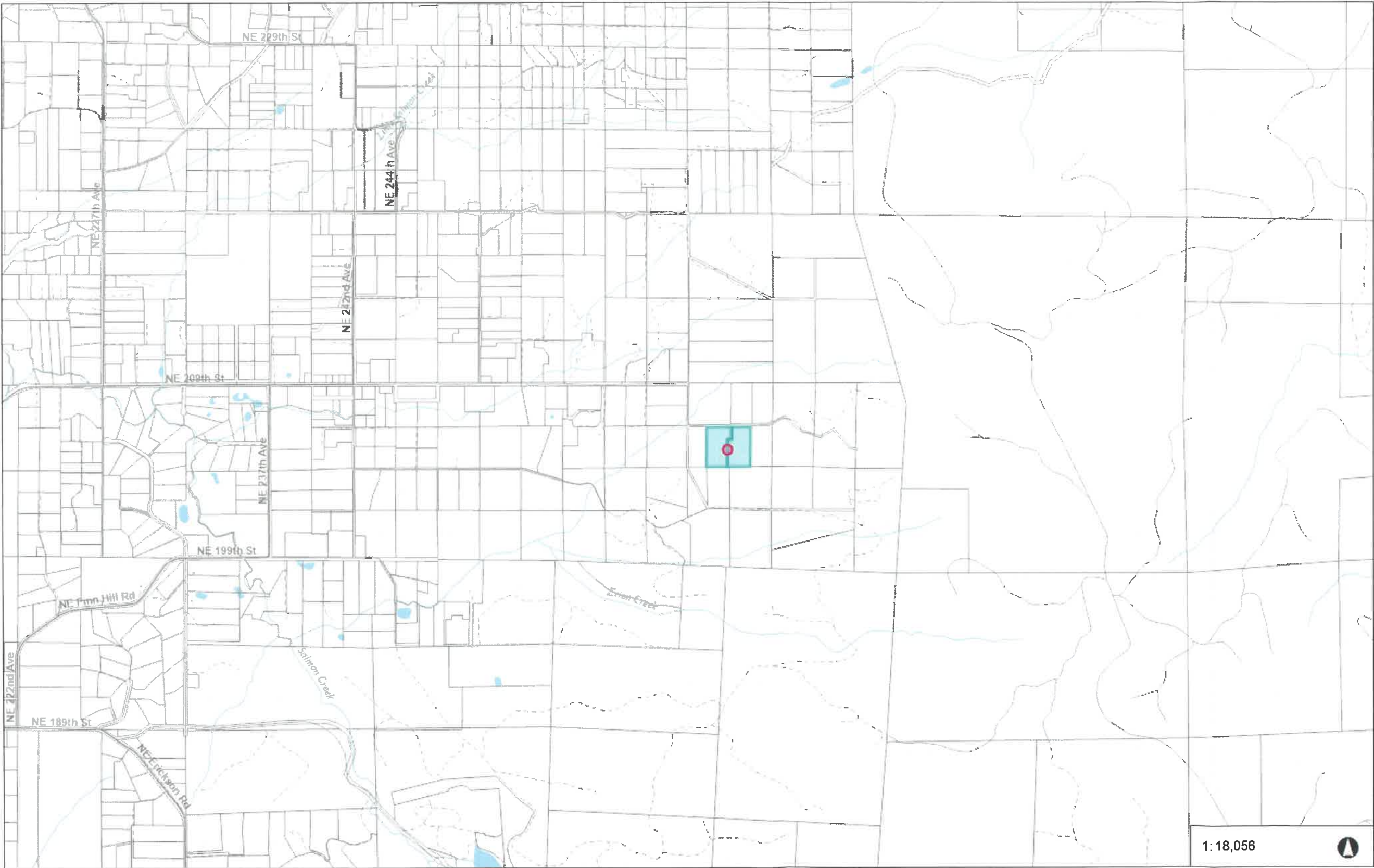
THE HOUSE WAS CONSTRUCTED IN 1962, BEFORE THIS SETBACK STANDARD WAS  
ESTABLISHED AND IS CONSIDERED A LEGAL NON-CONFORMING SETBACK. FRONT  
SETBACK FOR THIS STRUCTURE WILL BE REDUCED TO APPROXIMATELY 6.5 FEET FROM  
THE NEW ROW LINE AND SHALL REMAIN A LEGAL NON-CONFORMING SITUATION.



Halberg Residence - Plat Alt



Legend  
Taxlots



1: 18,056



0.6 0 0.28 0.6Miles

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Clark County, WA. GIS - <http://gis.clark.wa.gov>

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information. Taxlot (i.e., parcel) boundaries cannot be used to determine the location of property lines on the ground.

Notes: